

671- 2 Parcels

BLOCK 671

	NAME	LAND	IMPS.	TOTAL
-3	Atcheson Hartford	\$ 52,000	\$233,000	\$285,000
-4	Ferndale Corp.	<u>52,000</u>	<u>12,000</u>	<u>64,000</u>
		\$104,000	\$245,000	\$349,000



APPRAISAL

1-5

OWNER: Atcheson Hartford
PROPERTY ADDRESS: 1350 Sutter Street

PARCEL NO. 671-3
DATE ACQ: 2-3-47

OWNER'S ADDRESS: 1350 Sutter Street

IRS: \$123.75
CONSID: Apt.
BEST USE: Apt.

ZONING: C-3

PRESENT USE: Apt.

ASSESSED VALUE: Land \$ 7,550.00
Imps. 36,850.00
\$ 44,400.00

TAXES: \$ 3,790.62

LAND: DIMENSION 57.5 x 120 = 6,900 s.f. s.f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

5 st. brick apt. bldg. with service basement and passenger elevator. Each floor contains 8 apts: 37-3 rm. and 3-2 rm. 50% of the apts. are rented furnished.

SUMMATION APPROACH:

Rounded to

Land 6,900 s.f. @ \$8.69± \$ 60,000.00 ✓
Improvements RCN 30,300 s.f. @ 14.00 \$424,200 ✓
Depreciation: Physical 30%
Functional 15
Economic 0
45% 190,890 ✓

MARKET COMPARISON:

Sales Most Comparable 6,900 s.f. @ \$ 42.00 \$ 289,800 ✓
233,310.00 ✓
293,310.00 ✓
\$293,300 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
20-3 rm.	\$ 100 (furn.)	\$ 90 ✓	\$ 1,800 ✓
17-3 rm.	90		1,530 ✓
3-2 rm.	65		195 ✓
			3,525 x 80
			282,000 ✓

LAND \$ 52,000 ✓
IMPROVEMENTS 233,000 ✓

MARKET VALUE OF PROPERTY \$ 285,000 ✓

OWNER: William H. Smith
PROPERTY ADDRESS: 1700 Market Street

OWNER'S ADDRESS: 1700 Market Street

APPROX. AGE: 1920

APPROX. VALUE: \$10,000

DATE: 1/1/21

LAND DIMENSION: 10' x 10'

IMPROVEMENTS: Concrete

2 ft. brick and 2 ft. concrete

foundation. Each side of the

top of the wall is 10' x 10'

Summary Appraisal

Land \$1,000

Improvements \$9,000

Foundation \$1,000

Market Comparison

2 ft. brick and 2 ft. concrete

Market Approach

Price \$10,000

Area 100 sq. ft.

10' x 10' = 100 sq. ft.

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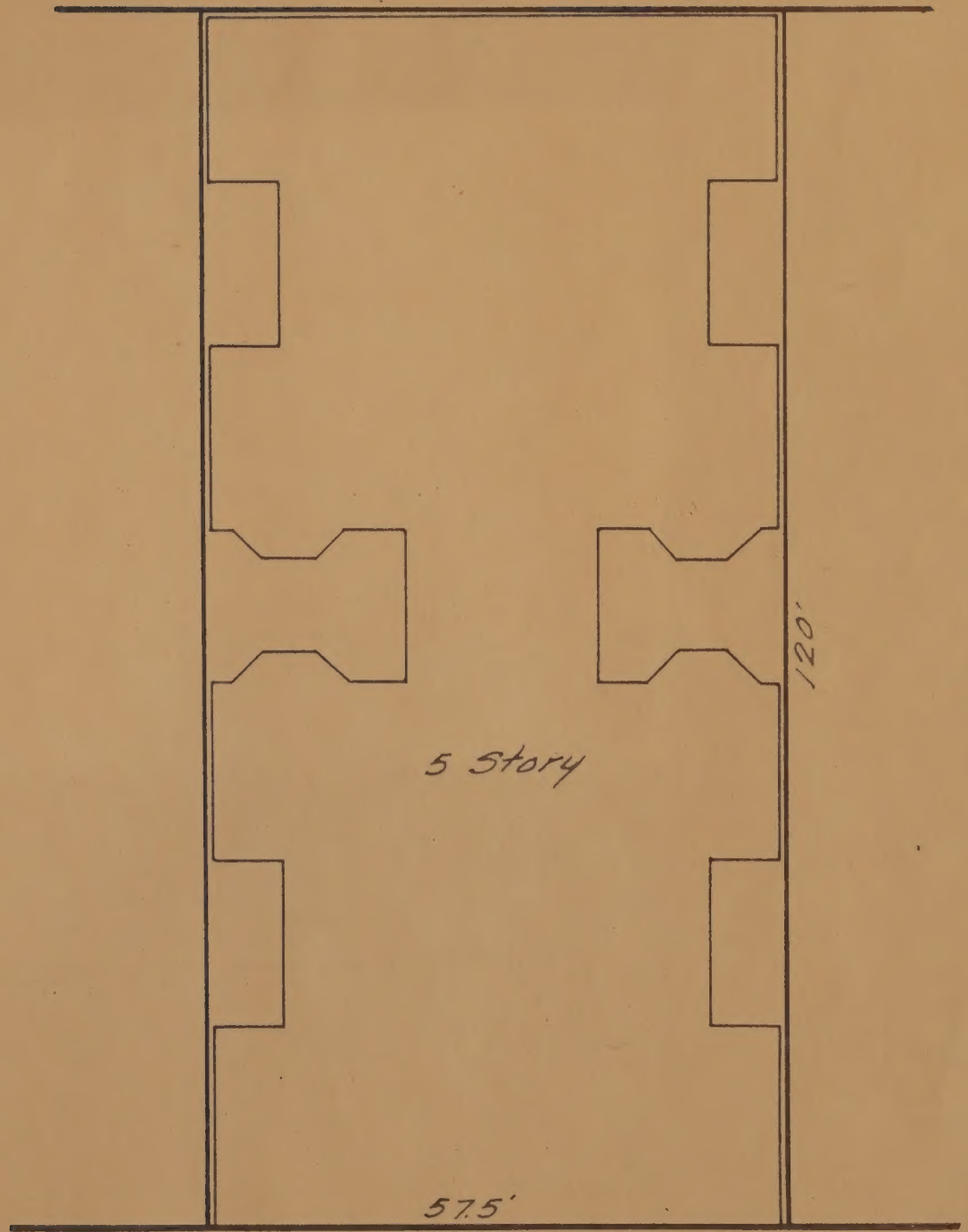
10' x 10' = 100 sq. ft.

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FERN STREET



5 story

120'

57.5'

#1350'

SUTTER STREET



APPRAISAL

1-4 plus

OWNER: Ferndale Corporation
PROPERTY ADDRESS: 1365-70 Sutter Street

PARCEL NO. 671-4
DATE ACQ: 2-3-60

OWNER'S ADDRESS: 1420 Sutter Street

IRS: no
CONSID: \$60,000
BEST USE: Commercial

ZONING: C-3

PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 6,560.00
Imps. 3,000.00
\$ 9,560.00

TAXES: \$ 794.44

LAND: DIMENSION 50 x 120 = 6,000

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

One-story wd. fr. structure used as warehouse.

SUMMATION APPROACH:

Rounded to

Land 6,000 s. f. @ \$8.66
Improvements 6,000 s. f. @ 2.00

\$ 52,000 ✓
12,000 ✓
64,000 ✓

\$64,000 ✓

MARKET COMPARISON:

Sales Most Comparable 671-4; 714-9; 714-10
6,000 s. f. @ \$ 10.50

\$

63,000 ✓

INCOME APPROACH:

Units	Actual
X-rm. (L)	400
Other (L)	100

Fair
\$

Total Monthly
\$ 400
100
500 x 125

62,500 ✓

LAND
IMPROVEMENTS

\$ 52,000 ✓
12,000 ✓

MARKET VALUE OF PROPERTY \$ 64,000 ✓

OWNER: FORTUNE CORPORATION
PROPERTY ADDRESS: 1420 E. 10th Street

OWNER'S ADDRESS: 1420 E. 10th Street

PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 5,500.00
Improvement \$ 3,000.00
Total \$ 8,500.00

TAXES: 1.0000

LAND DIMENSION: 20 x 120 = 2,400

IMPROVEMENT: Concrete floor

Remarks: No other structures used as warehouse

EXHIBIT A

Land 5,500.00
Improvement 3,000.00
Total 8,500.00

MARKET CO. REPORT

Value last 12 months: 7,100.00

INCOME STATEMENT

Net income: 1,000.00

Cost (1) 100
Cost (2) 100

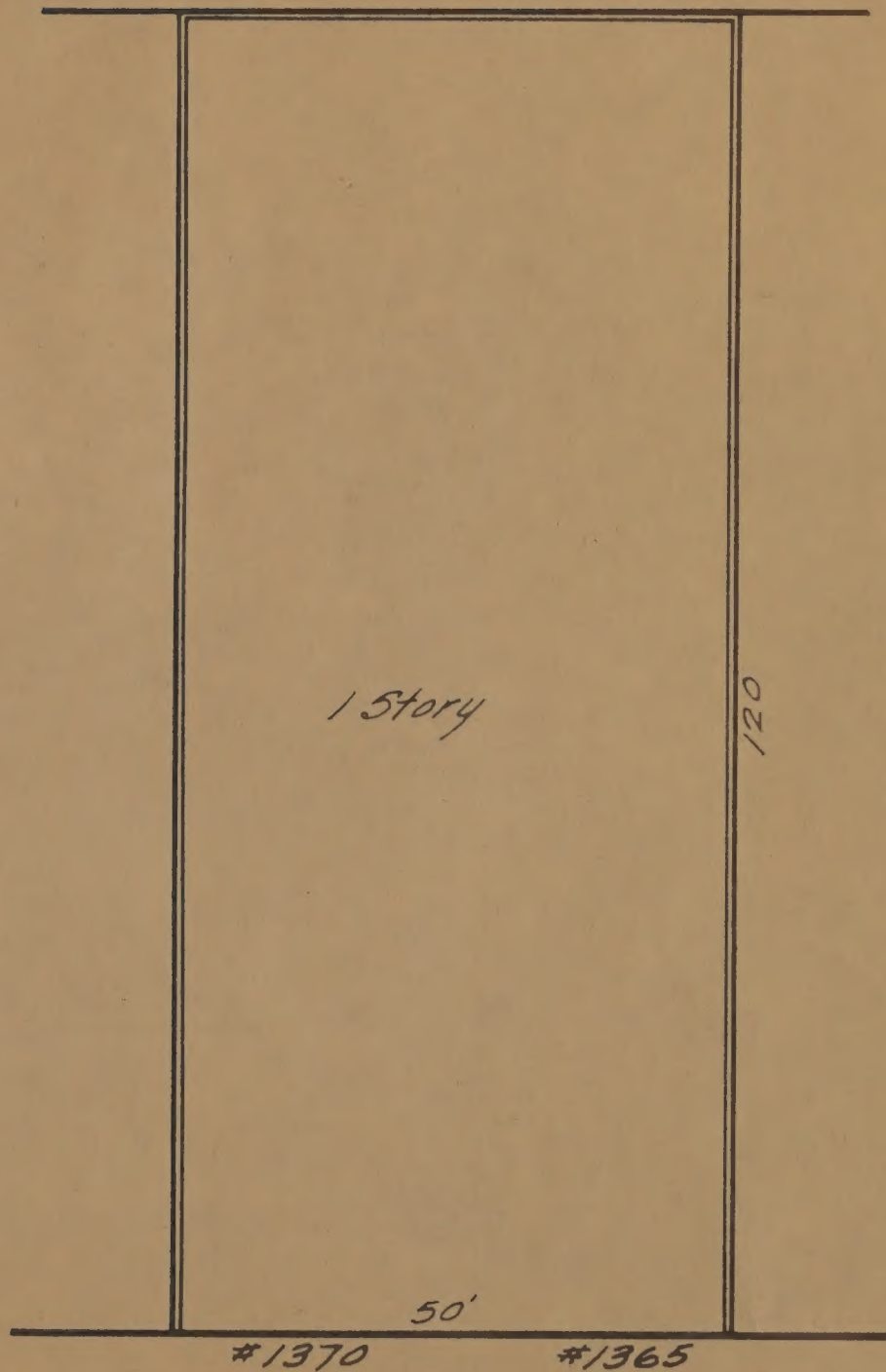
Net income 1,000.00
Cost (1) 100
Cost (2) 100

LAND

IMPROVEMENT

MARKET VALUE OF PROPERTY

FERN STREET



SUTTER STREET



FROM STREET



TO STREET

STREET